#### IN THE UNTIED STATES BANKRUPTCY COURT FOR THE WESTERN DISTRICT OF PENNSYLVANIA

| IN RE:                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |                                    |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------|
| LAWSON NURSING HOME, INC., <sup>1</sup>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | Bankruptcy Case No. 18-23979-GLT   |
| Debtor.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | Chapter 11                         |
| WILLIAM G. KRIEGER, Chapter 11 Trustee of Lawson Nursing Home, Inc.,                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | Related Docket No.: 242, 314 & 408 |
| Movant,                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |                                    |
| v. )                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |                                    |
| THE HUNTINGTON NATIONAL BANK, ) ALLEGHENY COUNTY TREASURER, ) BFS CAPITAL, BRIDGEPORT CAPITAL ) FUNDING, LLC, PENNSYLVANIA ) DEPARTMENT OF REVENUE, WEST ) JEFFERSON HILLS SCHOOL DISTRICT, ) EVEREST BUSINESS FUNDING, ATLAS ACQUISITION, LLC, JOHNSON PHARMACEUTICAL ) SERVICES, INC., JEFFERSON HILLS ) BOROUGH, BANK DIRECT (APTIAL FINANCE, PENNSYLVANIA ) DEPARTMENT OF HUMAN SERVICES, ) PENNSYLVANIA DEPARTMENT OF ) HEALTH, INTERNAL REVENUE ) SERVICE, COFACTOR, LLC, ACCELERATED CARE PLUS LEASING ) INC., RICOH USA INC., and THE OFFICE) OFFICE OF THE UNITED STATES ) TRUTSEE, ) |                                    |
| Respondents.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |                                    |

#### EXHIBIT "A" TO REPORT OF SALE PURSUANT TO W.PA.LBR. 6004-1(c)(4)

<sup>&</sup>lt;sup>1</sup> The Debtor in this case along with the last four digits of its federal tax identification number is Lawson Nursing Home, Inc. (5754)

| Desc | , |
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|                                                                                                  |                                               |                      |                                 |                                 |                                | MB NO.       | ZDUZ-UZOS TI            |
|--------------------------------------------------------------------------------------------------|-----------------------------------------------|----------------------|---------------------------------|---------------------------------|--------------------------------|--------------|-------------------------|
| A                                                                                                |                                               | 1.∏FHA               | 2. FmHA                         | B. TYPE OF LOA<br>3 CONV. UNINS |                                | Α 5.Γ        | TCONV. INS.             |
| U.S. DEPARTMENT OF HOUSING & URBAN DEVE                                                          | LOPMENT                                       | 8. FILE NUM          |                                 |                                 | OAN NUMBE                      |              | J • • · · · · · · · · · |
| SETTLEMENT STATEMENT                                                                             | r                                             | LAWSON               | NH-MP-2019                      |                                 |                                |              |                         |
|                                                                                                  |                                               | 8. MORTGA            | GE INS CASE NU                  | IMBER:                          |                                |              |                         |
| C. NOTE: This form is furnished to give you a statiltems marked "[POC]" were paid outside        |                                               |                      | yn here for inform              |                                 | are not include                | d in the tob | nis.                    |
| D. NAME AND ADDRESS OF BORROWER:                                                                 | I E. NAME                                     | AND ADDRES           |                                 |                                 | AND ADDRES                     |              |                         |
| Jefferson Hills Holdings, LLC                                                                    | <del>                                  </del> |                      | 5-500 <del>-7</del>             | CONTRACTOR S                    |                                |              | 584.00                  |
| •                                                                                                | William G                                     | Krieger Chapt        | er 11 Trustee of                |                                 |                                |              |                         |
|                                                                                                  |                                               | lursing Home, I      |                                 |                                 |                                |              |                         |
|                                                                                                  |                                               | Duquesne Blvd        |                                 | t.                              |                                |              |                         |
|                                                                                                  | Presouign                                     | 1, PA 15222-140      | JZ                              |                                 |                                |              |                         |
| G. PROPERTY LOCATION:                                                                            | H. SETTL                                      | EMENT AGEN           | m:                              |                                 |                                | I. SETTL     | EMENT DATE:             |
| 540 Coal Valley Rd #2                                                                            | Mid-Penn                                      | Abstract Comp        | any                             |                                 |                                |              |                         |
| Ciairton, PA 15025                                                                               |                                               |                      |                                 |                                 |                                | October 2    | 25, 2019                |
| Allegheny County, Pennsylvania                                                                   | PLACE OF                                      | F SETTLEMEN          | T .                             |                                 |                                |              |                         |
|                                                                                                  | 355 North                                     | 21st Street, Su      | ite 205                         |                                 |                                |              |                         |
|                                                                                                  | Camp Hill                                     | , PA 17011           |                                 |                                 |                                |              |                         |
| J. SUMMARY OF BORROWER'S TRA                                                                     | NSACTION                                      |                      |                                 | K SUMMARY OF                    | SELLER'S TRA                   | NSACTION     |                         |
| 100. GROSS AMOUNT DUE FROM BORROWER:                                                             |                                               |                      |                                 | AMOUNT DUE TO SE                | LLER                           |              |                         |
| 101. Contract Sales Price                                                                        |                                               | 1,800,000.00         | 401. Contract                   |                                 |                                |              | 1,800,000.00            |
| 102. Personal Property<br>103. Settlement Charges to Borrower (Line 1400)                        | _                                             | 33,506.15            | 402. Personal<br>403.           | Property                        |                                |              |                         |
| 104.                                                                                             |                                               | 35,500.15            | 404.                            |                                 |                                | _            |                         |
| 105.                                                                                             |                                               |                      | 405.                            |                                 |                                |              |                         |
| Adjustments For Items Paid By Seller in adva                                                     |                                               | 1200.00              | Adjust                          | ments For Items Paid            |                                |              |                         |
| 106 School Taxes 10/29/18 to 01/01/2<br>107 Borough Taxes 10/29/19 to 01/01/2                    |                                               | 4,232 52<br>1,116.99 | 406. School Ti<br>407. Borough  |                                 | 9/19 to 01/01                  |              | 4,232,52                |
| 108. County Taxes 10/29/19 to 01/01/2                                                            |                                               | 933.46               | 408. County Ta                  |                                 | 9/19 to 01/01<br>9/19 to 01/01 |              | 1,116.99<br>933.46      |
| 109.                                                                                             |                                               |                      | 409.                            | 1915                            | -10 10 01101                   | 120          | 830,40                  |
| 110.<br>111.                                                                                     |                                               |                      | 410.                            |                                 |                                |              |                         |
| 112.                                                                                             | -                                             |                      | 411.                            |                                 |                                |              |                         |
| 120. GROSS AMOUNT DUE FROM BORROWER                                                              |                                               | 1,839,789.12         |                                 | AMOUNT DUE TO SE                | u en                           | _            | 4 000 000 07            |
| 200. AMOUNTS PAID BY OR IN BEHALF OF BORI                                                        | POWED:                                        | 1,009,708.12         |                                 |                                 |                                |              | 1,808,282.97            |
| 201. Deposit or earnest money                                                                    | TOTALN.                                       | 100,000.00           | 501. Excess D                   | IONS IN AMOUNT DI               | ns)                            | K:           |                         |
| 202. Principal Amount of New Losn(s)                                                             |                                               |                      | 502 Settlemen                   | nt Charges to Seller (L         | Ine 1400)                      |              | 1,235,378.20            |
| 203. Existing loan(s) taken subject to<br>204.                                                   |                                               |                      |                                 | oan(s) taken aubject t          | 0                              | 02           |                         |
| 205.                                                                                             |                                               |                      | 504. Payoff Fir                 | st Mortgage<br>cond Mortgage    |                                | -            |                         |
| 206.                                                                                             |                                               |                      | 506. Payon Se                   | CONTRACTOR STATE                |                                |              |                         |
| 207.                                                                                             |                                               |                      |                                 | disb. as proceeds)              |                                |              |                         |
| 208.<br>209.                                                                                     |                                               |                      | 508.                            |                                 |                                |              |                         |
| Adjustments For Items Unpaid By Seller                                                           |                                               |                      |                                 | ustments For Items U            | nnaid By Salla                 |              |                         |
| 210. School Taxes to                                                                             |                                               |                      | 510. School Ta                  |                                 | to sense                       |              |                         |
| 211. Borough Taxes to<br>212. County Taxes to                                                    |                                               |                      | 511. Borough 1                  |                                 | 1o                             |              |                         |
| 212. County Taxes to<br>213. PTO Outstanding                                                     |                                               | 83,896.95            | 512. County Ta<br>513. PTO Outs |                                 | to                             |              |                         |
| 214.                                                                                             |                                               | 00,000.00            | 514.                            | na rung                         |                                |              | 83,896.95               |
| 215.                                                                                             |                                               |                      | 515.                            |                                 |                                |              |                         |
| 216.<br>217.                                                                                     |                                               |                      | 516.                            |                                 | 4                              | 7/5          |                         |
| 218.                                                                                             | _                                             |                      | 517.                            |                                 |                                |              |                         |
| 219.                                                                                             |                                               |                      | 510.                            |                                 |                                |              |                         |
| 220. YOTAL PAID BY/FOR BORROWER                                                                  |                                               | 183,898.95           | 520. TOTAL R                    | EDUCTION AMOUNT                 | DUESELLER                      |              | 1,319,275.15            |
| 300. CASH AT SETTLEMENT FROM/TO BORROW                                                           | ER:                                           |                      |                                 | SETTLEMENT TOIF                 |                                |              |                         |
| 301. Gross Amount Due From Borrower (Une 120)<br>302. Less Amount Paid By/For Borrower (Une 220) | - /                                           | 1,839,789.12         |                                 | ount Due To Seller (L           |                                |              | 1,806,282.97            |
|                                                                                                  |                                               | 183,896.95)          |                                 | uctions Due Seller (Li          |                                | (            | 1,319,275.15            |
| 303 CASH ( X FROM) ( TO ) BORROWER                                                               |                                               | 1,655,892.17         | 603. CASH ( X                   | (TO) ( FROM) SE                 | LLER                           |              | 487,007.82              |

The undersigned hereby acknowledge receipt of a completed copy of pages 182 of this statement & any attachments referred to herein.

| Borrower | Jefferson Hills Holdings, LLC, a Delaware limited liability company | Seller | Lawson Rure no Home, Inc. | Kuin                 |
|----------|---------------------------------------------------------------------|--------|---------------------------|----------------------|
|          | Br:                                                                 |        | \$                        | $\Gamma \cap \Delta$ |

## Case 18-23979-GLT Doc 430-1 Filed 11/11/19 Entered 11/11/19 17:32:07 Desc Exhibit A Page 3 of 9

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| 700. TOTAL COMMISSION Based on P                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              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| Division of Commission (line 700)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      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| 702.\$ to                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              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| 703. Commission Paid at Settlement                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            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| 704.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   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| 800. ITEMS PAYABLE IN CONNECTION                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              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| 801. Loan Origination Fee 1.0000                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              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| 903. Appraisal Fee                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            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| 804. Credit Report                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            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| 805. Lender's Inspection Fee                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  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| 1102. 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| 1103. 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| 1104. Title Insurance Binder<br>1105. 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| 1107 Attorney's Fees (Includes above Item numbers: 1108. Title Insurance (Includes above Item numbersE 1109. Lender's Coverage 1110. Owner's Coverage 1111. Endorsements 1112. 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Martgage \$  Mid-Penn F  RGES                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | 0.8.8.1  DOO.00  Abstract Company Abstra | ny nce Compy ny ny ny Re    | рапу   | 8,321.00       |          | 5,128.40<br>725.00 | 2.0                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
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Mortgag 0.00; Mortgag Recording                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | ny nee Compy ny ny Re       | pany   | 8,321.00       |          | 5,128.40<br>725.00 | 1,235,376.2                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |

Certified to be a true copy.

Mid-Penn Abstract Company, Settlement Agent

#### HUD-1, Page 3

Borrower(s): Jefferson Hills Holdings, LLC, a Delaware limited liability company Seller(s): Lawson Nursing Home, Inc. 420 Fort Duquesne Blvd, Ste 625 Pittsburgh, PA 15222-1402

Settlement Agent: Mid-Penn Abstract Company

(717)234-3289

Place of Settlement: 355 North 21st Street, Suite 205

Camp Hill, PA 17011

Settlement Date: October 28, 2019 Property Location: 540 Coal Valley Rd #2

Clairton, PA 15025

Allegheny County, Pennsylvania

| Additional Disbursements                                |                      |                            |                                       |            |
|---------------------------------------------------------|----------------------|----------------------------|---------------------------------------|------------|
| Payee/Description                                       |                      | Note/Ref No.               | Borrower                              | Selle      |
| Allegheny County Treasurer<br>2019 County Tax           |                      | 878 05320 7                |                                       | 5,909 22   |
| Josephine Lipnicky, TC<br>2019 Borough Tax              |                      | 580-E-150                  |                                       | 6,370.33   |
| Josephin Lipnicky, TC<br>2019 School Tax                |                      | 560-E-150                  |                                       | 24,138.60  |
| Law Offices of McGrail & Associa<br>Deling Borough Tax  |                      | 0560-E-00150               |                                       | 18,692.79  |
| Law Offices of McGrail & Associa<br>Deling School Tax   | tes, LLC             | 0560-E-00150               |                                       | 66,962.65  |
| Jordan Tax Service, Inc. Deling County Tax              |                      | 560-E-150                  |                                       | 24,098.01  |
| CreSurveys<br>Survey                                    |                      | Project 19-4401            | 5,745.00                              |            |
| Mid-Penn Abstract Co.<br>Tax Certifications/Lien Letter |                      |                            |                                       | 200.00     |
| Borough of Jefferson Hills<br>Dye Test Escrow           |                      | POC:S3200.00               |                                       | 3,200.00   |
| Huntington National Bank<br>Payment-\$634,330.11 Loan   |                      |                            | · · · · · · · · · · · · · · · · · · · | 545,958.77 |
| Loan Payoff Total Additional Interest                   | 545,786.50<br>172.27 | As of 10/28/19<br>2 days @ | 86.132790 Per Diem                    |            |
| Total Payoff                                            | 545,958.77           | z daya@                    | 00.132760 Fer Diam                    |            |
| Huntington National Bank<br>Payment-\$100,000 Loan      |                      |                            | <del></del>                           | 106,706.11 |
| Loan Payoff                                             | 106,672,78           | As of 10/28/19             |                                       |            |
| Total Additional Interest                               | 33.33                | 2 days@                    | 16.666670 Per Diem                    |            |
| Total Payoff                                            | 106,706.11           |                            |                                       |            |
| Huntington National Bank<br>Payment-\$200,000 LoC       |                      |                            |                                       | 202,503.20 |
| Loan Payoff<br>Total Additional Interest                | 202,436.53<br>66.67  | As of 10/28/19<br>2 days @ | 33.333330 Per Diem                    |            |
| Total Payoff                                            | 202,503.20           | _                          |                                       |            |
| Grenen & Birsic, P.C.                                   |                      |                            |                                       | 123,666,55 |
| Payment-Attorney Fees                                   |                      | #18-23979-GLT              |                                       | ,000.00    |
| Johnson's Pharmaceutical Service<br>Payment-Judgment    | 0.445417.10000       |                            |                                       | 67,536.93  |
| Commonwealrth of PA Dept of Re<br>Payment-Judgment      | venue                | LP056017                   |                                       | 103.13     |
| PA Municipal Service Co.<br>Sewer Payment               |                      | 560-E-150                  |                                       | 39,529.91  |

WARNING: It is a crime to knowingly make false statements to the United States on this or any similar form. Penalties upon conviction can include a fine and imprisonment. For details see: Title 18 U.S. Code Section 1001 and Section 1010.

## Case 18-23979-GLT Doc 430-1 Filed 11/11/19 Entered 11/11/19 17:32:07 Desc Exhibit A Page 5 of 9

|                                                                                          |                                                                                              | HUD-1, rage 3                                                                                                                    | 3 - Continue                                                                                                                                                     |
|------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                                                                                          |                                                                                              |                                                                                                                                  | 3,000.00                                                                                                                                                         |
| 10/1210/28                                                                               |                                                                                              |                                                                                                                                  |                                                                                                                                                                  |
| ments shown on Line 1305                                                                 | \$                                                                                           | 5,745.00 \$                                                                                                                      | 1,235,376.20                                                                                                                                                     |
| at Statement and to the best of magnetis made on my account or but Settlement Statement. | y knowled<br>y me in th                                                                      | lge and belief, i<br>is transaction.                                                                                             | it is a true and<br>I further                                                                                                                                    |
| ed Lawson Nurshi                                                                         | Home, In                                                                                     | Y .                                                                                                                              |                                                                                                                                                                  |
|                                                                                          |                                                                                              |                                                                                                                                  |                                                                                                                                                                  |
|                                                                                          | t Statement and to the best of m<br>ments made on my account or b<br>I Settlement Statement. | t Statement and to the best of my knowled ments made on my account or by me in the Statement Statement.  Lawson Nursing Home, In | t Statement and to the best of my knowledge and belief, ments made on my account or by me in this transaction.  Settlement Statement.  Lawson Nurshal Home, Inc. |

# Case 18-23979-GLT Doc 430-1 Filed 11/11/19 Entered 11/11/19 17:32:07 Desc Exhibit A Page 6 of 9

|                                                                                               |              |                                    |                               |              |                                                        |              | MR NO.       | 2502-0265 7        |
|-----------------------------------------------------------------------------------------------|--------------|------------------------------------|-------------------------------|--------------|--------------------------------------------------------|--------------|--------------|--------------------|
| A                                                                                             |              | 1. FHA                             | 2. FmHA                       |              | PE OF LOAN:<br>ONV. UNINS.                             | 4. 🗍 VA      | 5.5          | CONV. INS.         |
| U.S. DEPARTMENT OF HOUSING & URBAN DEVE                                                       | OPMENT       | 6. FILE NUM                        | BER:                          |              |                                                        | N NUMBER     |              |                    |
| SETTLEMENT STATEMENT                                                                          |              | LAWSON                             | NH-MP-2019                    |              |                                                        |              |              |                    |
|                                                                                               |              | 8. MORTGAG                         | GE INS CASE NI                | JMBER:       |                                                        |              |              |                    |
| C. NOTE: This form is furnished to give you a state<br>ltems marked "[POC]" were paid outside | ament of act | lual settlement<br>; they are shov | vn here for inforn            | national pun | by the settleme<br>poses and are r<br>N NH-MP-2019.PFD | not include: | d in the tol | lais.              |
| D. NAME AND ADDRESS OF BORROWER:                                                              | E. NAME      | AND ADDRES                         |                               | 796 (LAVESA  | F. NAME AND                                            |              |              |                    |
| Jefferson Hills Holdings, LLC                                                                 |              |                                    |                               |              |                                                        |              |              |                    |
|                                                                                               |              |                                    | ter 11 Trustee of             |              |                                                        |              |              |                    |
|                                                                                               |              | lursing Home, I<br>Duquesne Blvd,  |                               |              |                                                        |              |              |                    |
|                                                                                               |              | h, PA 15222-140                    |                               |              |                                                        |              |              |                    |
|                                                                                               |              |                                    |                               |              |                                                        |              |              |                    |
| G. PROPERTY LOCATION:                                                                         | 1            | LEMENT AGEN                        |                               |              |                                                        |              | I. SETTL     | LEMENT DATE:       |
| 540 Coal Valley Rd #2<br>Clairton, PA 15025                                                   | Mid-Penn     | Abstract Comp                      | eny                           |              |                                                        |              | October :    | 00 0040            |
| Allegheny County, Pennsylvania                                                                | PLACE O      | F SETTLEMEN                        | T                             |              |                                                        |              | October 2    | 26, 2019           |
|                                                                                               | 1            | 21st Street, Su                    |                               |              |                                                        |              |              |                    |
|                                                                                               |              | I, PA 17011                        | IIIG ZUG                      |              |                                                        |              |              |                    |
| 1 SUMMER OF PORPOWERS TOW                                                                     |              |                                    |                               |              |                                                        |              |              |                    |
| J. SUMMARY OF BORROWER'S TRAIN<br>100. GROSS AMOUNT DUE FROM BORROWER:                        | ISACTION     |                                    | 400 CDOCC                     |              | MARY OF SELL                                           |              | NSACTION     | N                  |
| 101. Contract Sales Price                                                                     | - 1          | 1,800,000.00                       | 400. GROSS<br>401. Contract   |              | DUE TO SELLE                                           | EFC          |              | 1,800,000.00       |
| 102. Personal Property                                                                        |              |                                    | 402. Persona                  |              |                                                        |              |              | 1,000,000,00       |
| 103. Settlement Charges to Borrower (Line 1400)<br>104.                                       |              | 33,506.15                          | 403.                          |              |                                                        |              |              |                    |
| 105.                                                                                          |              |                                    | 404.                          |              |                                                        |              |              |                    |
| Adjustments For Items Paid By Seller in adven                                                 | ce           |                                    | Adjus                         |              | Items Paid By S                                        |              |              |                    |
| 106. School Taxes 10/29/19 to 01/01/20<br>107. Borough Taxes 10/29/19 to 01/01/20             |              | 4,232.52                           | 406. School 7                 |              |                                                        | to 01/01     |              | 4,232.52           |
| 107. Borough Taxes 10/29/19 to 01/01/20<br>108. County Taxes 10/29/19 to 01/01/20             |              | 1,116.99<br>933.46                 | 407. Borough<br>408. County 7 |              |                                                        | to 01/01     |              | 1,116.99<br>933.46 |
| 109.                                                                                          |              |                                    | 409.                          | unce.        | 1.000                                                  | 10 0110      | 120          | 555,15             |
| 110.<br>111.                                                                                  |              |                                    | 410.                          |              |                                                        |              |              |                    |
| 112.                                                                                          |              |                                    | 412.                          |              |                                                        |              |              |                    |
| 120. GROSS AMOUNT DUE FROM BORROWER                                                           |              | 1,839,789.12                       |                               | AMOUNT I     | DUE TO SELLE                                           | R            |              | 1,806,282.97       |
| 200. AMOUNTS PAID BY OR IN BEHALF OF BORR                                                     | OWER:        | 400 000 00                         |                               |              | MOUNT DUE T                                            | O SELLER     | R:           |                    |
| 201. Deposit or earnest money<br>202. Principal Amount of New Loan(s)                         |              | 100,000.00                         |                               |              | e Instructions)<br>to Seller (Line                     | 1400)        |              | 1,235,378,20       |
| 203. Existing loan(s) taken subject to                                                        |              |                                    | 503. Existing                 | loan(s) take | en subject to                                          | 1400)        |              | 1,233,310,20       |
| 204,                                                                                          |              |                                    | 504. Payoff Fi                |              |                                                        |              |              |                    |
| 206.                                                                                          |              |                                    | 505, Payoff St<br>506.        | acond Mang   | age                                                    |              |              | -                  |
| 207.                                                                                          |              |                                    | 507. (Deposit                 | disb. as pre | oceeds)                                                |              |              |                    |
| 208,                                                                                          |              |                                    | 508.<br>509.                  |              |                                                        |              |              |                    |
| Adjustments For Items Unpaid By Seller                                                        |              |                                    |                               | fiustments F | or Items Unpai                                         | rl Bv Seller |              |                    |
| 210, School Taxes to                                                                          |              |                                    | 510. School T                 | faxes        | W neme any                                             | to           |              |                    |
| 211. Borough Taxes to<br>212. County Taxes to                                                 |              |                                    | 511. Borough<br>512. County T |              |                                                        | to           |              |                    |
| 213. PTO Outstanding                                                                          |              | 83,896.95                          | 513. PTO Out                  |              |                                                        | to           |              | 83,896.95          |
| 214.                                                                                          |              |                                    | 514.                          |              |                                                        |              |              |                    |
| 216.                                                                                          |              |                                    | 515.<br>516.                  |              |                                                        |              |              |                    |
| 217.                                                                                          |              |                                    | 517.                          |              |                                                        |              |              |                    |
| 218.                                                                                          |              |                                    | 518.                          |              |                                                        |              |              |                    |
|                                                                                               |              |                                    | 519.                          |              |                                                        |              |              |                    |
| 220. TOTAL PAID BY/FOR BORROWER                                                               |              | 183,896.95                         |                               |              | N AMOUNT DU                                            |              |              | 1,319,275.15       |
| 800. CASH AT SETTLEMENT FROM/TO BORROWE<br>801. Gross Amount Due From Borrower (Line 120)     | R:           | 1,839,789.12                       |                               |              | MENT TO/FROM                                           |              |              |                    |
| 302. Less Amount Paid By/For Borrower (Line 220)                                              | 10           | 183,896.95)                        |                               |              | To Seller (Line 4<br>se Seller (Line 5                 |              |              | 1,806,282.97       |
| 303. CASH ( X FROM ) ( TO ) BORROWER                                                          |              | 1 656 802 17                       |                               |              | FROM PELLE                                             |              |              | (27.007.10)        |

The undersigned hereby acknowledge receipt of a completed copy of pages 1&2 of this statement & any attachments referred to herein.

| Borrower | Jefferson Hills Holdings, LLC, a Delaware limited liability | Seller La | Lawson Nursing Home, Inc. |  |  |
|----------|-------------------------------------------------------------|-----------|---------------------------|--|--|
|          | BY                                                          | B         | r                         |  |  |

### Case 18-23979-GLT Doc 430-1 Filed 11/11/19 Entered 11/11/19 17:32:07 Desc Exhibit A Page 7 of 9

| 00. TOTAL COMMISSION Based on Pi                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | L. SETTLEMENT CHARGES                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                      |           |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------|-----------|
| 5 to 1 - t t 6 t                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |                      | PAID FROM |
| Division of Commission (line 700)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | - 11                 | SELLER'S  |
| 01. S to                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | FUND                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |                      | FUNDS AT  |
| 02. S to                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | SETTLE                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | MENT                 | SETTLEMEN |
| 03. Commission Paid at Settlement                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |                      |           |
| 04.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | to                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |                      |           |
| 00. ITEMS PAYABLE IN CONNECTION                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |                      |           |
| 01. Loan Origination Fee 1.0000                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |                      |           |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | % to                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |                      |           |
| 03. Appraisal Fee                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | to                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |                      |           |
| 04. Credit Report                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | to                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |                      |           |
| 05. Lender's Inspection Fee                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | to                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |                      |           |
| 06. Mortgage Ins. App. Fee<br>07. Assumption Fee                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | to                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |                      |           |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | lo                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |                      |           |
| 108.<br>109.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |                      |           |
| 10.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |                      |           |
| 11.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |                      |           |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |                      |           |
| 00. ITEMS REQUIRED BY LENDER TO                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | The state of the s |                      |           |
| 01. Interest From to                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | @ \$ /day ( days %)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |                      |           |
| 02. MIP Tollns, for LifeOfLoan for                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | months to                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                      |           |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | 1.0 years to                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |                      |           |
| 04.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |                      |           |
| 05,                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |                      |           |
| 000. RESERVES DEPOSITED WITH LE                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | ENDER                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                      |           |
| 001, Hazard Insurance                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | months @ \$ per month                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                      |           |
| 002. Mortgage Insurance                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | months @ \$ per month                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                      |           |
| 003. School Taxes                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | months @ S per month                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | 1000                 |           |
| 004. Borough Taxes                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | months @ \$ per month                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                      |           |
| 005. County Taxes                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | months @ \$ per month                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                      |           |
| 006.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | months @ S per month                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |                      |           |
| 007,                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | months @ \$ per month                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                      |           |
| 008.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | months @ \$ per month                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                      |           |
| 100. TITLE CHARGES                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | THE PARTY OF THE P |                      | _         |
| 101. Legal Fees                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | to Capozzi Adler, PC                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | 4 000 00             |           |
| 102. Abstract or Title Search                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | lo Capozzi Adlei, PC                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | 4,000.00             |           |
| TOE. TOSTIGUE OF THE DEGICE!                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |                      |           |
| 103 Title Codifinate                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |                      |           |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | to                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |                      |           |
| 104. Title Insurance Binder                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | (o                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |                      |           |
| 104. Title Insurance Binder<br>105. Deed Preparation                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | to<br>to                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                      |           |
| 104. Title Insurance Binder<br>105. Deed Preparation<br>106. Notary Fees                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | to to Capozzi Adler, P.C.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | 20,00                |           |
| 104. Title Insurance Binder<br>105. Deed Preparation<br>106. Notary Fees<br>107. Attorney's Fees                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | to to Capozzi Adler, P.C. to                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | 20.00                |           |
| 104. Title Insurance Binder<br>105. Dead Preparallon<br>106. Notary Fees<br>107. Attorney's Fees<br>(Includes above Item numbers:                                                                                                                                                                                                                                                                                                                                                                                                                                                | to to Capozzi Adler, P.C. to                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |                      |           |
| 104. Title Insurance Binder 105. Deed Preparation 106. Notary Fees 107. Alterney's Fees (Includes above Item numbers: 108. Title Insurance                                                                                                                                                                                                                                                                                                                                                                                                                                       | to to Capozzi Adler, RC. to  Description Title Insurance Company                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | 20.00                |           |
| 104. Title Insurance Binder 105. Deed Preparallon 106. Notary Fees 107. Alterney's Fees (Includes above Item numbers: 108. Title Insurance (Includes above Item numbers:                                                                                                                                                                                                                                                                                                                                                                                                         | to to to to Capozzi Adler, P.C. to First American Tille Insurance Company                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                      |           |
| Title Insurance Binder     Deed Preparallon     Notary Fees     Title Insurance     (Includes above Item numbers:                                                                                                                                                                                                                                                                                                                                                                                                                                                                | to to to Capozzi Adler, P.C. to to First American Title Insurance Company Endorsements 100, 300 & 8.1                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                      |           |
| 104. Title Insurance Binder     105. Deed Preparallon     106. Nolary Fees     107. Attorney's Fees     (Includes above Item numbers:     108. Title Insurance     (Includes above Item numbersE)     109. Lender's Coverage     100. Owner's Coverage                                                                                                                                                                                                                                                                                                                           | to to to to Capozzi Adler, P.C. to to First American Tille Insurance Company Endorsements 100, 300 & B.1 ) \$ \$ 1,800,000.00 8,321.00                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | 8,321.00             |           |
| 104. Title Insurance Binder 105. Deed Preparallon 106. Nolary Fees 107. Altorney's Fees (Includes above Item numbers: 108. Title Insurance (Includes above Item numbers: 109. Lender's Coverage 110. Owner's Coverage 1111. Endorsements                                                                                                                                                                                                                                                                                                                                         | to t                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | 8,321.00<br>5,128.40 |           |
| 104. Title Insurance Binder     105. Deed Preparallon     106. Notary Fees     107. Attorney's Fees     (Includes above item numbers:     108. Title Insurance     (Includes above item numbers:     109. Lender's Coverage     100. Owner's Coverage     111. Endorsements     112. Closing Protection Letter                                                                                                                                                                                                                                                                   | to to to to Capozzi Adler, P.C. to to First American Tille Insurance Company (and Capozzi Adler, P.C. to See See See See See See See See See Se                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | 8,321.00             |           |
| 104. Title Insurance Binder     105. Deed Preparallon     106. Notary Fees     107. Attorney's Fees     (Includes above Item numbers:     108. Title Insurance     (Includes above item numbers:     109. Lender's Coverage     110. Owner's Coverage     111. Endorsements     112. Closing Protection Letter     113. Corporate Lien Certificate                                                                                                                                                                                                                               | to to to to Capozzi Adler, P.C. to to First American Tille Insurance Company  \$ 1,800,000.00                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | 8,321.00<br>5,128.40 |           |
| 104. Title Insurance Binder 105. Deed Preparalion 106. Notary Fees 107. Attorney's Fees (Includes above item numbers: 108. Title Insurance (Includes above item numbers: 109. Lender's Coverage 110. Owner's Coverage 111. Endorsements 112. Closing Protection Letter 114.                                                                                                                                                                                                                                                                                                      | to to to to Capozzi Adler, P.C. to to First American Tille Insurance Company (and Capozzi Adler, P.C. to See See See See See See See See See Se                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | 8,321.00<br>5,128.40 |           |
| 104. Title Insurance Binder 105. Deed Preparallon 106. Notary Fees 107. Alterney's Fees (Includes above item numbers: 108. Title Insurance (Includes above item numbers: 109. Lender's Coverage 110. Owner's Coverage 111. Endorsements 112. Closing Protection Letter 113. Corporate Lien Certificate 114.                                                                                                                                                                                                                                                                      | to to to to Capozzi Adler, P.C. to to First American Tille Insurance Company  \$ 1,800,000.00                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | 8,321.00<br>5,128.40 |           |
| 104. Title Insurance Binder 105. Deed Preparallon 106. Notary Fees 107. Altorney's Fees (Includes above Item numbers: 108. Title Insurance (Includes above Item numbers: 109. Lender's Coverage 110. Owner's Coverage 111. Endorsements 112. Closing Protection Letter 113. Corporate Lien Certificate 114. 115.                                                                                                                                                                                                                                                                 | to to to to Capozzi Adler, P.C. to to First American Tille Insurance Company  \$ 1,800,000.00                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | 8,321.00<br>5,128.40 |           |
| 104. Title Insurance Binder 105. Deed Preparallon 106. Notary Fees 107. Altorney's Fees (Includes above Item numbers: 108. Title Insurance (Includes above item numbers: 109. Lender's Coverage 110. Owner's Coverage 111. Endorsements 112. Closing Protection Letter 113. Corporate Lien Certificate 114. 115. 116. 117. Disbursement Charges                                                                                                                                                                                                                                  | to to to to Capozzi Adler, P.C. to to First American Tille Insurance Company  Endorsements 100, 300 & 8.1 )  \$ 1,800,000.00 8,321.00 to Mid-Penn Abstract Company to First American Tille Insurance Company to Mid-Penn Abstract Company Mid-Penn Abstract Company                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | 8,321.00<br>5,128.40 |           |
| 104. Title Insurance Binder 105. Deed Preparalion 106. Nolary Fees 107. Attorney's Fees (Includes above item numbers: 108. Title Insurance (Includes above item numbers: 109. Lender's Coverage 100. Owner's Coverage 111. Endorsements 112. Closing Protection Letter 113. Corporate Lien Certificate 114. 115. 117. Disbursement Charges 118.                                                                                                                                                                                                                                  | to to to to to Capozzi Adler, P.C. to to First American Tille Insurance Company  \$ 1,800,000,00 8,321,00 to Mid-Penn Abstract Company to First American Tille Insurance Company Mid-Penn Abstract Company Mid-Penn Abstract Company Mid-Penn Abstract Company                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | 8,321.00<br>5,128.40 |           |
| 104. Title Insurance Binder 105. Deed Preparalion 106. Nolary Fees 107. Altorney's Fees (Includes above item numbers: 108. Title Insurance (Includes above item numbers: 109. Lender's Coverage 110. Owner's Coverage 111. Endorsements 112. Closing Protection Letter 113. Corporate Lien Certificate 114. 115. 116. 117. Disbursement Charges 118. 1200. GOVERNMENT RECORDING ANI                                                                                                                                                                                              | to to to to to to to Capozzi Adler, P.C. to to First American Tille Insurance Company  Endorsements 100, 300 & 8.1                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | 5,128.40<br>125.00   |           |
| 104. Title Insurance Binder 105. Deed Preparalion 106. Notary Fees 107. Alterney's Fees (Includes above Item numbers: 108. Title Insurance (Includes above Item numbers: 109. Lender's Coverage 110. Owner's Coverage 111. Endorsements 112. Closing Protection Letter 113. Corporate Lien Certificate 114. 115. 116. 117. Disbursement Charges 118. 1200. GOVERNMENT RECORDING ANI 201. Recording Fees; Deed \$ 16                                                                                                                                                              | to to to Capozzi Adler, P.C. to  to First American Tille Insurance Company Endorsements 100, 300 & 8.1  \$ 1,800,000.00 8,321.00 to Mid-Penn Abstract Company to First American Tille Insurance Company to Mid-Penn Abstract Company Mid-Penn Abstract Company Mid-Penn Abstract Company Mid-Penn Abstract Company  Mid-Penn Abstract Company  D TRANSFER CHARGES 66.75; Mortgage \$ ; Releases \$                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | 8,321.00<br>5,128.40 |           |
| 104. Title Insurance Binder 105. Deed Preparallon 106. Notary Fees 107. Altorney's Fees (Includes above Item numbers: 108. Title Insurance (Includes above Item numbers: 109. Lender's Coverage 110. Owner's Coverage 111. Endorsements 112. Closing Protection Letter 113. Corporate Lien Certificate 114. 115. 116. 117. Disbursement Charges 118. 120. GOVERNMENT RECORDING ANI 1201. Recording Fees: Deed \$ 162 1202. City/County Tax/Stamps: Deed                                                                                                                          | to to to to Capozzi Adler, P.C. to to Service of the Capozzi Adler, P.C. to to to Service of the Capozzi Adler, P.C. to to Service of the Capozzi Adler, P.C. to Service of the Capozzi  | 5,128.40<br>125.00   |           |
| 104. Title Insurance Binder 105. Deed Preparallon 106. Nolary Fees 107. Attorney's Fees (Includes above Item numbers: 108. Title Insurance (Includes above Item numbers: 109. Lender's Coverage 110. Owner's Coverage 111. Endorsements 112. Closing Protection Letter 113. Corporate Lien Certificate 114. 115. 116. 117. Disbursement Charges 118. 200. GOVERNMENT RECORDING ANI 201. Recording Fees: Deed \$ 16 202. City/County Tax/Stamps: Deed 203. State Tax/Stamps:                                                                                                      | to to to to Capozzi Adler, P.C. to to First American Title Insurance Company  Endorsements 100, 300 & 8.1 )  \$ 1,800,000.00 8,321.00 to Mid-Penn Abstract Company to First American Title Insurance Company to Mid-Penn Abstract Company Mid-Penn Abstract Company Mid-Penn Abstract Company Mid-Penn Abstract Company D TRANSFER CHARGES  66.75; Mortgage \$ ; Releases \$ 0.00; Mortgage 0.00; Mortgage                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | 5,128.40<br>125.00   |           |
| 104. Title Insurance Binder 105. Deed Preparation 106. Notary Fees 107. Alterney's Fees (Includes above item numbers: 108. Title Insurance (Includes above item numbers: 109. Lender's Coverage 110. Owner's Coverage 111. Endorsements 112. Closing Protection Letter 113. Corporate Lien Certificate 114. 115. 116. 117. Disbursement Charges 118. 200. GOVERNMENT RECORDING ANI 201. Recording Fees; Deed \$ 16 202. City/County Tax/Stamps: Deed 203. State Tax/Stamps:                                                                                                      | to Capozzi Adler, P.C. to to to to First American Tille Insurance Company Endorsements 100, 300 & 8.1 )  \$ 1,800,000.00 8,321.00 to Mid-Penn Abstract Company to First American Tille Insurance Company to Mid-Penn Abstract Company Mid-Penn Abstract Company Mid-Penn Abstract Company  Mid-Penn Abstract Company  D TRANSFER CHARGES 66.75; Mortgage \$ ; Releases \$ 0.00; Mortgage 0.00: Mortgage Mid-Penn Recording                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | 5,128.40<br>125.00   |           |
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| 104. Title Insurance Binder 105. Deed Preparation 106. Notary Fees 107. Altorney's Fees (Includes above Item numbers: 108. Title Insurance (Includes above Item numbers: 109. Lender's Coverage 110. Owner's Coverage 111. Endorsements 112. Closing Protection Letter 113. Corporate Lien Certificate 114. 115. 116. 117. Disbursement Charges 118. 200. GOVERNMENT RECORDING ANI 201. Recording Fees: Deed \$ 16 202. City/County Tax/Stamps: Deed 203. State Tax/Stamps:                                                                                                      | to to to to Capozzi Adler, P.C. to to  to First American Tille Insurance Company Endorsements 100, 300 & 8.1  \$ 1,800,000.00 8,321.00 to Mid-Penn Abstract Company to First American Tille Insurance Company to Mid-Penn Abstract Company Mid-Penn Abstract Company Mid-Penn Abstract Company  Mid-Penn Abstract Company  D TRANSFER CHARGES 66.75; Mortgage \$ Releases \$ 0.00; Mortgage 0.00: Mortgage Mid-Penn Recording Mid-Penn Recording                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | 5,128.40<br>125.00   |           |
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| 108. Title Insurance (Includes above item numbersE 109. Lender's Coverage 110. Owner's Coverage 111. Endorsements 112. Closing Protection Letter 113. Corporate Lien Certificate 114. 115. 116. 117. Disbursement Charges 118. 200. GOVERNMENT RECORDING ANI                                                                                                                                                                                                                                                                                                                     | to to to to to to to to to Capozzi Adler, P.C. to to to First American Tille Insurance Company Endorsements 100, 300 & 8.1 )  \$ 1,800,000,00 8,321,00 to Mid-Penn Abstract Company to First American Tille Insurance Company to Mid-Penn Abstract Company Mid-Penn Abstract Company Mid-Penn Abstract Company  Mid-Penn Abstract Company  D TRANSFER CHARGES 66.75; Mortgage \$ ; Releases \$ 0.00; Mortgage 0.00: Mortgage Mid-Penn Recording Mid-Penn Recording Mid-Penn Recording Mid-Penn Recording                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | 5,128.40<br>125.00   |           |
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| 104. Title Insurance Binder 105. Deed Preparation 106. Notary Fees 107. Altorney's Fees (Includes above Item numbers: 108. Title Insurance (Includes above Item numbers: 109. Lender's Coverage 109. Lender's Coverage 110. Owner's Coverage 111. Endorsements 112. Closing Protection Letter 113. Corporate Lien Certificate 114. 115. 116. 117. Disbursement Charges 118. 200. GOVERNMENT RECORDING ANI 201. Recording Fees: Deed \$ 16 202. City/County Tax/Stamps: Deed 203. Sale Tax/Stamps: 204. 205. 300. ADDITIONAL SETTLEMENT CHA 301. Survey 302. Pest Inspection 303. | to to Capozzi Adler, P.C. to to Service of the Capozzi Adler, P.C. to to Service of the Capozzi Adler, P.C.  | 5,128.40<br>125.00   | 1,235,37( |

Mid-Penn Abstract Company, Settlement Agent

Certified to be a true copy.

#### HUD-1, Page 3

Borrower (s): Jefferson Hills Holdings, LLC, a Delaware limited liability company

Seller(s): Lawson Nursing Home, Inc. 420 Fort Duquesne Blvd, Ste 525 Pittsburgh, PA 15222-1402

Settlement Agent: Mid-Penn Abstract Company

(717)234-3289

Place of Settlement: 355 North 21st Street, Suite 205

Camp Hill, PA 17011

Settlement Date: October 28, 2019 Property Location: 540 Coal Valley Rd #2

Clairton, PA 15025

Allegheny County, Pennsylvania

| Payee/Description                                        |                      | Note/Ref No.               | Borrower           | Selle      |
|----------------------------------------------------------|----------------------|----------------------------|--------------------|------------|
| Allegheny County Treasurer<br>2019 County Tax            |                      | 878 05320 7                |                    | 5,909.22   |
| Josephine Lipnicky, TC<br>2019 Borough Tax               |                      | 560-E-150                  |                    | 6,370.33   |
| Josephin Lipnicky, TC<br>2019 School Tax                 |                      | 560-E-150                  |                    | 24,138.60  |
| Law Offices of McGrail & Associate<br>Deling Borough Tax | . ,                  | 0560-E-00150               |                    | 18,692.79  |
| Law Offices of McGrail & Associate Deling School Tax     | es, LLC              | 0560-E-00150               |                    | 66,962.65  |
| Jordan Tax Service, Inc.<br>Delìng County Tax            |                      | 560-E-150                  |                    | 24,098.01  |
| CreSurveys<br>Survey                                     |                      | Project 19-4401            | 5,745.00           |            |
| Mid-Penn Abstract Co.<br>Tax Certifications/Lien Letter  |                      |                            |                    | 200.00     |
| Borough of Jefferson Hills<br>Dye Test Escrow            |                      | POC:S3200.00               |                    | 3,200.00   |
| Huntington National Bank<br>Payment-\$634,330.11 Loan    |                      |                            |                    | 545,958.77 |
| Loan Payoff<br>Total Additional Interest                 | 545,786.50<br>172.27 | As of 10/28/19<br>2 days @ | 86.132790 Per Diem |            |
| Total Payoff                                             | 545,958.77           |                            |                    |            |
| Huntington National Bank<br>Payment-\$100,000 Loan       |                      |                            |                    | 106,706.11 |
| Loan Payoff<br>Total Additional Interest                 | 106,672.78<br>33.33  | As of 10/28/19<br>2 days@  | 16.866670 Per Diem |            |
| Total Payoff                                             | 106,706.11           |                            |                    |            |
| Huntington National Bank<br>Payment-\$200,000 LoC        |                      |                            |                    | 202,503.20 |
| Loan Payoff<br>Total Additional Interest                 | 202,436.53<br>66.67  | As of 10/28/19<br>2 days @ | 33.333330 Per Diem |            |
| Total Payoff                                             | 202,503.20           |                            |                    |            |
| Grenen & Birsic, P.C. Payment-Attorney Fees              |                      | #10 22070 CIT              |                    | 123,666.55 |
| Johnson's Pharmaceutical Service<br>Payment-Judgment     | s, Inc.              | #18-23979-GLT              |                    | 67,536.93  |
| Commonwealrth of PA Dept of Rev<br>Payment-Judgment      | renue                | LP056017                   |                    | 103.13     |
| PA Municipal Service Co.<br>Sewer Payment                |                      | 560-E-150                  |                    | 39,529.91  |

WARNING: It is a crime to knowingly make false statements to the United States on this or any similar form. Penalties upon conviction can include a fine and imprisonment. For details see: Title 18 U.S. Code Section 1001 and Section 1010.

## Case 18-23979-GLT Doc 430-1 Filed 11/11/19 Entered 11/11/19 17:32:07 Desc Exhibit A Page 9 of 9

|                                                                                                                   |                                  |                              | HUD-1, Page                               | 3 - Continued    |
|-------------------------------------------------------------------------------------------------------------------|----------------------------------|------------------------------|-------------------------------------------|------------------|
| Mid-Penn Abstract Co.                                                                                             |                                  |                              |                                           | 3.000.00         |
| Final Sewer Escrow                                                                                                | 10/1210/28                       |                              |                                           | 3,000.00         |
| Total Additional E                                                                                                | Disbursements shown on Line 130  | )5 \$                        | 5,745.00                                  | 1,235,376.20     |
| I have carefully reviewed the HUD-1 accurate statement of all receipts and certify that I have received a copy of | d disbursements made on my accou | et of my know<br>nt or by me | wledge and belief,<br>in this transaction | it is a true and |
| Jefferson Hills Holdings, b.C. a Delay liability company                                                          | ware limited Lawson N            | ursing Home                  | e, Inc.                                   | <b>-</b>         |

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